

Additional Information

ALTERATIONS AND ADDITIONS
PORT MACQUARIE PRIVATE
86-94 LAKE ROAD
PORT MACQUARIE

SEPTEMBER 2023



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OVERVIEW

This submission is made following the deferral of the application by the Northern Region Planning Panel.

On 7 August 2023 the Northern Region Planning Panel deferred the determination matter to address concerns, as noted in the extract from the minutes below:

- Confirmation of on-site car parking requirements for each stage and analysis to justify the proposed number and location of spaces, including during construction.
- Draft Construction Management Plan, including the proposed staging and separation of work zones and operational elements of the hospital and adjoining development
- Clarification of proposed final staff and consultant numbers
- Landscaping treatment generally, but particularly along the southern boundary, Lake Road and Parker Street and car parks

This submission provides a covering response to these matters and design amendments, which is supported by additional architectural plans and technical information.

Having regard to the additional assessment and the modifications to the scheme arising, and considering the community benefit arising from improved health services in the region, and noting the absence of adverse environmental, social or economic impacts, the proposal represents an appropriate use of well-located land, and the application now warrants approval.

Figure 1: Aerial Map Extract of Subject Site (NearMap).



MATTERS RAISED

ON SITE CARPARKING

The parking layout has been thoroughly interrogated and additional parking has been made possible through the re-design of the vehicle movement areas and the parking layout.

Noting that the proposal is to be undertaken in two stages, the parking demand arising from each stage has been considered, along with the corresponding parking proposed for each stage.

It is relevant to note that the application has been amended to:

- Provide all proposed parking during the Stage 1 works, irrespective of it exceeding the demand generated by the Stage 1 works; and
- Acceptance of a condition of consent setting out the maximum number of hospital beds to be 90. This arises from an amendment to convert 10 double rooms to single rooms.

Noting that all parking is to be provided as part of the Stage 1 works, it is appropriate to undertake the assessment of the parking based on the maximum occupancy and activity that arises following completion of the Stage 2 works.

Parking Calculations

The carpark in the initial DA submission included 144 spaces in total.

The revised proposal results in 159 spaces (+15).

The demand arising from the completed works is 158 spaces (noting that 10 double rooms are to become single rooms, reducing the proposed beds by 10).

The proposal provides an excess of 1 space above the demand arising.

DRAFT CONSTRUCTION MANAGEMENT AND STAGING PLAN

As requested by the Planning Panel, a draft Construction Management and Staging Plan (draft CMP) has been prepared. The draft CMP is consistent with the request of the Panel and includes the proposed staging and separation of work zones and operational elements of the hospital and adjoining development.

It is noted that the draft CMP is subject to change upon completion of the appointment of builders and updating of the construction methodology and program. The final CMP will be provided, as is routinely required by a condition of consent, at the time of issuing

of the Construction Certificate. However, the draft CMP presents the likely methodology.

STAFF AND CONSULTANT NUMBERS

It is noted that the operation of a hospital is responsive to patient needs and patient numbers. Accordingly, there is no single fixed number of staff and consultants at any particular time. During periods of peak demand, there will be more staff and consultants than other periods. However, to assist the Planning Panel, the following estimate of staff and consultant numbers, during peak periods is provided:

		Current Staff Numbers	Stage 1 Staff/Doctor Additions	Stage 2 Staff/Doctor Additions
Hospital	Doctors	18	3	3
	Staff	125	5	10
Consulting	Doctors	0	6	0
	Staff	0	5	0
Imaging	Staff	0	4	0
Pharmacy	Staff	0	1	0

Stage 1 Doctor Additions	9
Stage 1 Staff Additions	15
Stage 2 Doctor Additions	3
Stage 2 Staff Additions	10
Total Doctor Additions	12
Total Staff Additions	25

LANDSCAPING

It is relevant to note that the landscaping regime for the site must be responsive to key factors:

- Protecting, and providing additional, feed tree species for Koala's;
- Responding to the bushfire mapping and risk that applies to the site; and
- Maximising carparking on the site to alleviate concerns of residents and Council in regard to the broader parking demand in the area.

The request to provide further visual relief is acknowledged, and we note that the current provision comprises:

- o Lake Rd – tall planting is currently proposed to provide visual relief to the Lake Rd car park.

- Southern boundary – a 2m fence is located along the lot boundary and any increase in landscaping needs to be balanced against bushfire risk and maintaining safe access around the circumference of the building.
- Parker St – An area is identified that provides tall endemic shrub planting providing visual screening, and greening of the streetscape. Refer drawing PMP2-DA-SITE-ST1. No objection is raised to additional street trees being located in the Council road reserve space.

CONCLUSION

We appreciate the opportunity provided by the Planning Panel to further review the application, that has given rise to modifications to address concerns raised by the Panel, along with the provision of additional information.

We are confident that the application represents a valuable improvement to the health services provided on site that will benefit people in the region. We are also confident that the proposal has been responsibly designed in the context of several opportunities and constraints and will not give rise to unacceptable environmental, social or economic impacts. Accordingly, we recommend this application to the Regional Planning Panel for determination by way of conditional approval.

ATTACHMENTS

This submission is supported by the following additional information:

1. Traffic Report.
2. Draft Construction Management and Staging Plan.
3. Architectural Plans.